



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles
CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

"To Enrich Lives Through Effective And Caring Service"

Board of Supervisors
GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

November 05, 2013

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

25 November 12, 2013

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**DEPARTMENT OF PUBLIC WORKS: FIRE DISTRICT
DEL VALLE REGIONAL FIRE TRAINING FACILITY
UNINCORPORATED AREA OF CASTAIC
AWARD GEOTECHNICAL AND ENVIRONMENTAL
CONSULTANT SERVICES AGREEMENT
FIFTH DISTRICT
(3 VOTES)**

SUBJECT

This is a joint recommendation with the Fire Chief to allow the Department of Public Works to execute a geotechnical and environmental consultant services agreement with Langan Engineering and Environmental Services for the Del Valle Regional Fire Training Facility site.

IT IS RECOMMENDED THAT THE BOARD:

1. Award and authorize the Director of Public Works, or her designee, to execute a geotechnical and environmental consultant services agreement with Langan Engineering and Environmental Services for the Del Valle Regional Fire Training Facility site for a \$2,500,000 not-to-exceed amount. This consultant services agreement will be for a 3-year term with two 1-year renewal options commencing on the date of the initial notice to proceed. Where services for a given project are started, but are not completed prior to the agreement expiration date, the expiration date will be automatically extended as necessary to allow for completion of such services.
2. Delegate authority to the Director of Public Works, or her designee, to exercise the two 1-year renewal options.
3. Delegate authority to the Director of Public Works, or her designee, to approve and execute

amendments and supplements related to the agreement within the authority and limits delegated to the Director of Public Works, or her designee, by the Board for consultant services agreements on County projects.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The recommended actions will allow the Director of Public Works, or her designee, to award and execute a geotechnical and environmental consultant services agreement with Langan Engineering and Environmental Services (Langan) to provide services, such as preparation of an environmental management plan, geotechnical engineering and materials testing and inspection, environmental assessment, and regulatory requirements compliance support for the Del Valle Regional Training Facility (Del Valle). Del Valle is located at 28101 Chiquito Canyon Road in the unincorporated area of Castaic.

The Del Valle site covers an area of approximately 160 acres and has been developed by the Consolidated Fire Protection District of Los Angeles County (Fire District) to conduct training for a variety of live firefighting operations, such as hazardous material accidents, response to petroleum and liquid flammable fires, victim transportation arising out of vehicular accidents, and earthquake search and rescue. The Fire District plans to expand the training areas on the site, including a new burn tower with the associated supporting infrastructure, as well as additional classrooms and administrative support areas.

Since 1940, the Del Valle site has been under lease for oil and gas production, and the minerals and royalties from the production were reserved by previous owners. The Fire District does not own any minerals or royalties, and only holds title to the real property (surface only). By acquisition of the existing oil and gas lease, Vintage Oil has exclusive rights to use the surface to explore for oil and gas, drill new oil wells, and maintain existing oil wells and production facilities. Vintage Oil and previous owners of the oil and gas lease have granted quitclaim deeds or partial surface waivers to the Fire District, releasing their exclusive surface rights to various parcels and allowing the Fire District to construct its training facilities.

There are 21 oil wells on the site that are either active, idle, or abandoned. Over the past 20 years, the Fire District has procured various environmental investigations and reports for portions of the site. The scope of the recommended environmental consultant services agreement includes, but is not limited to, a review and compilation of historic site data, including prior reports procured by the Fire District, and preparation of an environmental management plan for the Del Valle site. The environmental management plan will identify areas of concern, and provide a framework for addressing the environmental work required as the Fire District proceeds with the development of the Del Valle site.

Langan will also provide geotechnical engineering and materials testing and inspection services during the design and construction of proposed future improvements at the Del Valle site; assist with the preparation of any required environmental studies and procurement of permits to comply with the California Environmental Quality Act (CEQA); provide environmental assessment and remediation services to comply with environmental regulations; and provide initial geotechnical borings, soils testing, ground water sampling and testing, Phase I environmental site assessments, and the Department of Toxic Substance Control preliminary Endangered Assessments Report.

Notices to proceed will be issued for each scope of work and authorized within contract limitations.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) by maximizing the effectiveness of process, structure, and operations to support timely delivery of customer-oriented and efficient public service. The contract will achieve this goal by providing a geotechnical and environmental consultant services for the future development of the Del Valle site.

FISCAL IMPACT/FINANCING

The recommended agreement with Langan is for a \$2,500,000 not-to-exceed amount. As future scopes of work for the development of the Del Valle site are defined, capital projects will be established to carry out the work. Funding will be included in the budget of future capital projects to cover the costs associated with Langan's services and will be funded from the Del Valle Accumulated Capital Outlay Fund. There is no impact to net County cost.

Operational Budget Impact

There will be no impact to the Fire District's operating budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The agreement with Langan will contain terms and conditions supporting the Board's ordinances, policies, and programs, including, but not limited to: County Code Chapter 2.200, Child Support Compliance Program; County Code Chapter 2.202, Contractor Responsibility and Debarment; County Code Chapter 2.203, Contractor Employee Jury Service Program; County Code Chapter 2.206, Defaulted Property Tax Reduction Program; Board Policy 5.050, County's Greater Avenues for Independence (GAIN) and General Relief Opportunities for Work (GROW) Programs; Board Policy 5.060, Reporting of Improper Solicitations; Board Policy 5.110, Contract Language to Assist in Placement of Displaced County Workers; and Board Policy 5.135, Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law).

As required by the Board, language has been incorporated into the project contract documents stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees that they may be eligible for the Federal Earned Income Credit under the Federal Income Tax Law (Federal Income Tax Law, Internal Revenue Service Notice 1015).

Per the Board's Civic Art Policy adopted on December 7, 2007 and revised on December 15, 2009, this action is exempt from the Civic Art fee.

ENVIRONMENTAL DOCUMENTATION

The recommended action to award a geotechnical and environmental consultant services agreement to Langan is not a project pursuant to CEQA because it is an activity that is exempt from the definition of a project by Section 15378(b) of the CEQA Guidelines. The proposed action is an administrative activity of government, which will not result in direct or indirect physical changes to the environment. The Department of Public Works (Public Works) will return to the Board for consideration of appropriate environmental documentation pursuant to CEQA prior to the commencement of any work, including the provision of environmental services under the agreement with Langan at the Del Valle site, which may constitute a project.

CONTRACTING PROCESS

On January 26, 2012, Public Works issued a Request for Proposal (RFP) for a geotechnical and environmental consultant services for the Del Valle site. On February 23, 2012, 16 proposals were received. An evaluation committee composed of staff from the Chief Executive Office, Fire District, and Public Works evaluated the proposals. The evaluation was based on technical expertise, proposed work plan, experience, personnel qualifications, and understanding of the work requirements. The evaluation was completed without regard to race, creed, color, or gender. Based on the review and evaluation of the proposals, Langan was selected as the most qualified firm to provide the requested services.

On July 6, 2012, Andersen Environmental (Andersen), the third ranked proposer, submitted a letter protesting the scoring of their proposal on the grounds that there were deficiencies and inconsistencies relating to the Informed Averaging Scoring Methodology of both Andersen's and Langan's proposals. The letter requested an adjustment of scoring of Andersen's proposal as well as of the proposal submitted by Langan, or as an alternative, cancellation of the solicitation altogether.

Public Works reviewed the claims in detail and responded to Andersen on August 29, 2012. The response advised Andersen that the scores for Andersen and Langan would not be adjusted as Public Works found no deficiencies or inconsistencies in the scoring after giving thorough consideration to the comments and concerns.

Public Works met with Andersen on September 25, 2012, to discuss the response and informed Andersen that Public Works is proceeding with recommendation to award the consultant services agreement to Langan.

On October 11, 2012, Public Works received written communication from Andersen stating their acceptance of Public Works' decision. Accordingly, it is our recommendation to award the consultant services agreement to Langan.

As required by the Board on February 3, 1998, the RFP was listed on the "Doing Business with Us" website.

The contract requires the contractor to pay its employees applicable prevailing wages in accordance with the California Labor Code.

Langan's Community Business Enterprises participation data and three-year contracting history are on file with Public Works.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects as a result of authorizing the recommended geotechnical and environmental consultant services agreement.

CONCLUSION

Please return one adopted copy of this Board letter to the Chief Executive Office, Facilities and Asset

The Honorable Board of Supervisors

11/5/2013

Page 5

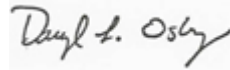
Management Division; Fire District; and the Department of Public Works, Project Management Division II.

Respectfully submitted,



WILLIAM T FUJIOKA

Chief Executive Officer



DARYL L. OSBY

FIRE CHIEF, FORESTER & FIRE WARDEN

WTF:SHK:DJT

SW:CY:zu

c: Executive Office, Board of Supervisors
County Counsel
Auditor-Controller
Public Works